



**Project:** The Shoppes Specific Plan Update

**Location:** Chino Hills, San Bernardino County

**Timeframe:** 2012 – 2013

**Project Partners:** City Chino Hills

### Project Services

- Market Feasibility Analysis
- Land Use and Planning Design
- Transportation and Parking Analysis
- Conceptual Design



This Compass Blueprint Demonstration Project in Chino Hills updated the specific plan for The Shoppes development near the city center and addressed the plan addressed an 8-acre parcel prime for mixed use development that stood vacant and underutilized. The specific plan update allowed the City of Chino Hills to improve overall mobility, livability, prosperity, and sustainability of its residents while enhancing regional goals by including transportation options that directly tie into a variety of commercial establishments, affordable housing, and major transportation corridors.

### Goals

- Incorporate cluster development including affordable housing, retail and alternative transportation alternatives
- Analyze market base of surrounding area
- Accommodate forecasted population growth
- Improve multi-modal transportation efficiency
- Enhance open space and stable residential areas

The Shoppes Project included creation and refinement of the preferred development approach in order to transform an empty 8-acre site into a vital mixed-use development to complement the Shoppes complex. This represents an effort to further realize the vision of a revitalized downtown in Chino Hills by incorporating retail, employment, civic, cultural and recreational component in a central location. The development will also consider a range of sustainable solutions, including reducing greenhouse gas emissions, leveraging limited resources while maximizing economic returns, and enhancing the quality of life for local businesses, residents, and visitors alike.

### Results

- Short Term Planning Guidance (2012-2017)

- 90-230 multi-family residential units
- 50,000-108,000 square feet of retail
- No additional office or hotel space
- Long Term Planning Guidance (2012-2030)
  - 230-870 multi-family residential units
  - 78,000-168,000 square feet of retail
  - 26,000-46,000 square feet of office space
  - 50-100 hotel rooms
- Development of 6 scenarios to provide financial and economic benefit analysis
- Conceptual guiding elements for future design
- Identification of specific transportation improvements to improve connectivity such as bicyclist/pedestrian connections and amenities